

Browne-Wagner House
245 East St. Charles St.
Brownsville
Cameron County
Texas

HABS No. TX-3271

HABS
TEX,
31-BROWN,
3-

PHOTOGRAPHS
WRITTEN HISTORICAL AND ARCHITECTURAL DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D. C. 20243

BROWNE-WAGNER HOUSE

HABS TEX,30-BROWN,3-

Location: 245 E. St. Charles Street, Brownsville, Cameron County Texas. North corner intersection of East Third and East St. Charles Street.

USGS West Brownsville Quadrangle, Universal Transverse Mercator Coordinates: 14/649700/2865920.

Present Owner and Occupant: Martha Landrum Wagner (Mrs. R. E. Wagner).

Present Use: Residence.

Significance: The Browne-Wagner House is an excellent example of Brownsville's turn-of-the-century, detached, two-story brick residences. Built in 1894 by local architect Samuel W. Brooks, the house is designed to take advantage of prevailing winds from the Gulf of Mexico. The house has been connected with several prominent Rio Grande Valley families, including the Brownes, Hallams, Hooks, Raymonds, and Wagners. (National Register, August 22, 1977.)

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Mechanics' Liens recorded in Volume 1, pp. 3-6 County Clerk's Records indicate construction took place in 1894.
2. Architect: The architect for the building was Samuel W. Brooks (Mechanics' Liens, Vol. 1, pages 3-4). Brooks came to Brownsville from New Orleans and was associated with most of the major buildings constructed in Brownsville in the late nineteenth century. Brooks was born in Pennsylvania on June 15, 1829, but moved to Ohio at an early age. In 1853 he began working in New Orleans as an architect, builder, and lumber dealer. In 1863 he left New Orleans for Matamoros, across the river from Brownsville, where he established a similar business. Brooks did work on both sides of the river, and by 1878 his interest in Brownsville had increased to the point where he found it advantageous to move there. Chatfield names Brooks as the architect for the Superintendent's Lodge at the National Cemetery, the Fort Brown Post Hospital (now part of Texas Southmost College); the Church of the Advent (Episcopal); a Presbyterian church; the first Cameron County Courthouse (now a Masonic Temple); county courthouses in Edinburgh (Hidalgo County) and Rio Grande City (Starr County); the Brownsville Federal Building (now demolished), and several buildings at Fort Brown and Fort Ringgold.

Brooks designed a number of residences, among them the Browne-Wagner House, and his own residence at 1303 East Jackson Street.

Information contained in the Henry M. Field papers at the University of Texas Archives indicates that Brooks was also associated with the buildings at the Brulay Plantation, nine miles east of Brownsville. Brooks served eight terms as City Engineer and was on several tours of special service with the U. S. Army Corps of Engineers. In addition to his professional activities, Brooks also wrote for the Brownsville Herald under various pseudonyms (unfortunately not known). Brooks' death date was at first not clear, although the Minutes of the District Court of Cameron County indicate that Brooks was deceased before September 24, 1903. His death occurred on February 15 of that year, however, according to his obituary appearing in the Brownsville Herald the next day.

3. Original and subsequent owners: The Browne-Wagner House is located on lots 11 and 12, Block 43 of the Original Townsite of Brownsville. The following references to the title of this lot are found in the Supplemental Abstract covering lots 11 and 12, Block 43 prepared by the Brownsville Title Company in the possession of Mrs. R. E. Wagner, 245 E. St. Charles Street, Brownsville, Texas. Records of the deeds themselves can be found at the Cameron County Clerk's Office, Brownsville, Texas.

- 1894 Warranty Deed date May 7, 1894, recorded in Volume M, pp. 599-601. Mary Josephine Brown bought lots 10, 11, and 12 from the New York Brownsville Improvement Co., for \$400.
- 1903 Warranty Deed dated September 25, 1903, recorded, Vol. M, pp. 601-602. Mary Josephine Glaevecke Browne sold lots 10, 11, and 12 to Thomas J. Hooks, for \$500.
- 1908 Warranty Deed for Vendor's Lend dated June 15, 1908 recorded in Supplement I pp. 629-632. Thomas J. and Virginia Hooks sold lots 10, 11, and 12 to L. H. Hallan for \$5,500.
- 1912 Extension of Vendor's Lend dated January 1, 1912, recorded in Vol. 50, pp. 13-14. T. J. Hooks transferred the Vendor's Lend to E. B. Raymond.
- 1918 Sheriff's Deed dated August 7, 1918, recorded in Vol. 64, pp. 527-529. Mrs. J. R. Raymond gained possession of lots 10, 11, and 12 from the estate of L. H. Hallan for \$2,000.

4. Builder, contractor, suppliers, etc: Mechanic's Liens dated April 6, 1894, recorded in Vol. 1, pp. 5-6, shows that Henry M. Field, of the Field-Pacheco Complex (HABS No. TX-3277) supplied materials for the construction of the Browne-Wagner House. The Field papers in the University of Texas Archives indicate that S. W. Brooks served as general contractor for his own buildings. Brooks would order and pay for the material coming from Field. Since the papers consist of Field's business records it is very likely that precise information concerning materials supplied could be found there.

5. Original plans and construction: The "material Man's" Lien in the Supplemental Abstract from the Brownsville Title Co. indicates that Josephine Browne was to pay S. W. Brooks \$1300.00 with 10% interest, in Mexican Coin, and Henry M. Field \$166.96, with 10% interest, in Mexican Coin. The liens indicate that Brooks was to "construct and finish in a good workmanlike manner and to the best of his skill and art a dwelling house . . . with such brick stone lumber and other material as the said party of the Second part [Brooks] shall provide . . . according to the plans and specifications bearing even date herewith and signed by the parties hereto and hereto attached and made part here of . . . [Brooks] agrees to provide and deliver at his own expense on said premises all the stone brick, lumber and other materials for the construction of said house." Field provided \$166.96 (Mexican) in "material and labor on the dwelling house" at the request of Mrs. Josephine Browne.

The cast-iron gate posts and wrought-iron gate are stamped with the names of Springfield, Ohio, manufactures. The gateposts are stamped "Hanika Iron Fence Company, Springfield, O." The National Register nomination states that the metal fireplaces, as well as other materials, were shipped from New Orleans to Brownsville.

6. Alterations and additions: The house was built without plumbing, gas, or electricity. A structure which is now the wash house was once a privy. Besides its present arched entrance facing the main house, the privy also had an entrance facing the adjoining lot where horses and carriages were kept. According to Mrs. R. E. Wagner, plumbing was installed by either the Hooks or the Hallams and was replaced by the Wagners when they moved in 1920. Exposed electric wiring had also been installed before the Wagners took possession. When they moved in, they had the house rewired. The Wagners built the present two-story garage that year. Mrs. Wagner also stated that they put in the gas space heaters the first year natural gas was available in Brownsville, which was about 1927.

The house originally had a brick patio. This has since deteriorated. Grass has grown up over the bricks. The house itself has remained relatively unaltered. With the exception of two upstairs bedrooms, all of the rooms retain their original plaster walls. Around 1970 the wooden posts supporting the front porch became so deteriorated that it was necessary to replace them with the present cast-iron supports. The most significant alteration to the house has been the enclosure of the rear porch, now called a "sun-room," to provide the present wood and glass family room. This was done around 1967 by a man named Anculades who is now deceased. A cistern which collected the water from the gutters of the house had been located on the porch, but was removed when the porch was enclosed.

B. Historical Events and Persons Associated with the Structure:

Mary Josephine Glaevecke Browne was the daughter of Adolphus Glaevecke and Concha Ramirez. Glaevecke was a German immigrant who came to Port Isabel, Texas, in 1836, moving to Brownsville in 1859. He became Cameron County Clerk in 1874 serving for seventeen years. His reminiscences appear in Chatfield's Twin Cities of the Border. Josephine Glaevecke married Matthew L. (Theo) Browne, son of James G. Browne, an Irish immigrant who acquired quite a bit of land in the Lower Rio Grande Valley. He was killed in an accident in Petronilla, a small town outside of Corpus Christi, Texas, on April 11, 1892, two years before the house was built.

Mr. Robert E. Wagner, whose wife Martha Landrum Wagner bought the house in 1920, came from Columbus, Texas. He was an officer of the Merchants National Bank (now defunct) and died in 1954. Martha Landrum Wagner's father was James L. Landrum, owner of Landrum's Plantation. Mr. Landrum's father introduced the Angora goat to Texas, and President Taft was inaugurated in a suit made of wool from Landrum's flock. Mr. Wagner's maternal grandfather was Stephen Powers who came to Brownsville with Zachary Taylor's army in 1846.

C. Bibliography:

1. Primary and unpublished sources:

- a. Supplemental Abstract covering lots 11 and 12, prepared by Brownsville Title Company, Brownsville, Texas. (This is in the possession of Martha Landrum Wagner, 245 East St. Charles Street, Brownsville, Texas. (See Supplemental Material.)
- b. Mechanics Liens and Minutes of the District Court are on file in the Cameron County Clerk's Office, Brownsville, Texas. (At the time of this recording Volume 1 of the Mechanics Liens had been mislaid; all references to these liens have been made from the Supplemental Abstract referred to above.)
- c. Interview with Martha Landrum Wagner (Mrs. R. E. Wagner) on July 22, 1977. Mrs. Wagner has owned and occupied the house since 1920. She furnished information on alterations to the Browne-Wagner House.
- d. National Register Nomination, prepared by Theresa Champion and Pat Footer, Brownsville Historical Association, 610 East 13th Street, Brownsville, Texas, submitted to the Texas Historical Commission on July 20, 1976.

2. Secondary and published sources:

- a. Brownsville Herald, February 16, 1903, with obituary of S. W. Brooks. This material may be found on microfilm at the City-College Library, Brownsville, Texas.
- b. Chatfield, Lieut. W. H., U. S. Army. The Twin Cities of the Border. Originally published in 1893, printed by E. P. Brandao, New Orleans. Reprinted in 1959 by the Harbert Davenport Memorial Fund, the Brownsville Historical Association, and the Lower Rio Grande Valley Historical Society. Includes biographical sketch of S. W. Brooks, with a resume of structures designed by him, and "A Story of Old Times: Mr. Adolphus Glaevecke Relates His Early Experiences."

D. Supplemental Material:

1. A copy of a Supplemental Abstract, held by Mrs. Martha Landrum Wagner, of the Browne-Wagner House, 245 East St. Charles Street, Brownsville, includes the following:

M. J. G. BROWNE

TO

S. W. BROOKS

A G R E E M E N T

Dated: April 5th, 1894.

Filed: April 6th, 1894.

Recorded: Vol. "A" pp.

3-4. Material man's Lien.
Cameron County, Texas

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The State of Texas,)

)

County of Cameron.)

This agreement entered into by and between Mrs. Mary J. Browne of said County and State party of the first part and S. W. Brooks of the same residence, party of the second part. Witnesseth that the party of the second part hereby agrees with the party of the first part within the period of one year from the date hereof he will construct and finish in a good workmanlike manner and to the best of his skill and art a dwelling house on Lots 10-11 & 12 in Block Number 42 fronting on St. Charles Street in the City of Brownsville in said County of Cameron and State of Texas, in such place on said Lots as the said party of the first part shall direct and construct, the same, with such brick stone lumber and other material as the said party of the Second part of his heirs or assigns shall provide for the same, according to the plans and specifications bearing even date herewith and signed by the parties hereto and hereto attached and made part thereof.

That in consideration of the foregoing the said party of the first part for herself her heirs and assigns agrees well and truly to pay to the party of the second part, in the said City of Brownsville one year from date the sum of Thirteen hundred Dollars (1300.00) Mexican Coin, with interest thereon from maturity until paid at the rate of ten per cent (10%) per annum.

(2)

And the party of the second part agrees to provide and deliver at his own expense on said premises all the stone brick, lumber and other materials for the construction of said house.

And it is further agreed between the parties hereto that the party of the second part shall have a lien, by virtue of these presents upon the said described Lots and the house and improvements thereon, to secure the payment of the Sum aforesaid due the party of the Second part in accordance with the terms of this contract.

In testimony of which witness our hands this 5th day of April A. D. 1894.

M. J. G. Browne.

Witnesses

1. Adolphys Glaevecke.
2. Frances Glaevecke.
The State of Texas,)
)
County of Cameron.)

Before me, Joseph Webb Clerk of the County Court in and for Cameron County, Texas on this day personally appeared M. J. G. Browne (widow) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of office this 6th day of April A. D. 1894.

(L.S.)

Joseph Webb.

Clk. Co. Ct. Cameron Co. Texas.

2. The copy of the Supplemental Abstract, held by Mrs. Wagner, contains also the following "Materialman's Lien":

M. J. G. BROWNE

TO

H. M. FIELD

MATERIALMAN'S LIEN
Dated: June 30, 1894
Filed: July 2nd, 1894.
Recorded Vol. "A", pp.
5-6 Materialman's Lien.
Cameron County, Texas.

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The State of Texas,))
County of Cameron.)

Know All Men By These Presents, that I, Mary J. Browne, widow, of the County of Cameron and State of Texas, for an in consideration of the sum of One Hundred, Sixty six and 96/100 Dollars (\$166.96) Mexican coins to me paid by H. M. Field of the same residence in material and labor on the dwelling house, situated on Lots Ten (10) Eleven (11) and twelve (12) in Block Number Forty three (43) as shown by George Lyons of the City of Brownsville County and State aforesaid which said Material and labor at said Field's own proper expense was provided for the making and building of said house at my own request, now, therefore it is understood and agreed that to secure the payment of said sum of \$166.96/100 due the said H. M. Field and interest thereon, from date hereof until paid at the rate of ten per centum per annum which said sum and accruing interest I promise to pay ninety days from the date hereof, that the said H. M. Field shall have a lien on the above described lots the houses, and improvements thereon.

Witness my hand this 30th day of June, 1894.

The State of Texas,))
County of Cameron.)

Before me Joseph Webb, Clerk of The County of
Cameron.

[Copied material was missing the date and Clerk's Seal.]

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Prepared by: Betty Bird
University of Virginia
Project Historian
1977

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This is a good example of a large brick residence built in the late nineteenth century in Brownsville, Texas.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: The two-story plus low attic, irregular rear hall plan has a four-bay, laterally recessed front approximately fifty feet wide, and a three-bay side about sixty-six feet long. The narrow, recessed lateral entrance facades are served by a U-shaped porch. There is an attached, enclosed, one-story shed-roofed porch at the rear. On the southeast side of the house there is a three-sided bay for the full height of the structure at the end of the right-side recessed front.
2. Foundation: Foundations are brick with slate sheathing.
3. Wall construction, finish and color: Pinkish-tan brick, common bond with molded brick cornice, and brick gable ends. The rear porch, enclosed in 1967, has wood siding, painted white, above a brick base--a continuation of the brick house wall. There is a water table around the perimeter, projecting only slightly. There is a belt course just under the brick cornice forming a frieze.
4. Structural system, framing: The structure rests on brick, load-bearing walls with wood floor and roof framing.
5. Porches, stoops, bulkheads, etc.: A porch extends around three sides at the front. It has a shed roof with asphalt shingles, modern wrought- and cast-iron stanchions, concrete floor, and five concrete steps, approached on the extreme right-hand side of the front or southwest facade of the house. At the entrance to the enclosed rear porch, or sunroom, there is a concrete stoop with three concrete steps.
6. Chimneys: There are two brick chimneys, one near the center of the front wing and the other near the center of the house, both projecting through the roof. There are projecting brick chimney-caps on each.
7. Openings:
 - a. Doorways and doors: The pilaster-flanked, main entrance door on the right-hand on the right-hand, recessed, lateral front facade opens into a narrow rear stair hall.

Directly at right angles to the outer or main entrance is a second door that opens into the living room. A third entrance on the opposite side of the U-shaped front porch opens into the dining room. These three entrances are identical, each flanked by wooden, modified Doric, channeled pilasters rising from wood paneled pedestals and supporting a heavy plain wood entablature. The doors are heavy wood, with two panels below the lock rail, and two at the top, the latter each with a round arch. There is a wood surround, wood sill and threshold, and a wooden framed screen door beneath a deep, two-light, movable transom. The transom opening is screened on its outer face. A metal hand bell is set in the center of the lock rail of the main entrance door.

The door to the exterior from the enclosed back porch, or sunroom, has a wood-framed glass jalousie panel with fixed sidelights. It has wood surrounds and sill.

- b. Windows and shutters: The windows in the sitting room on the first floor are wooden with six-over-nine lights, the sashes double-hung, and extending to the floor. The lower, nine-light sash can be raised overhead into the wall cavity to create a door-height opening for passage to the outside. When the sash is lowered, a protective board falls across the opening. There are wooden surrounds, wood sills, and insect screens hinged at the jamb. Exterior, louvred wooden shutters, painted dark green, hang at the windows. Other wooden windows on the first floor have six-over-six-light sashes, double-hung, with wood surrounds and wooden louvre shutters. All first-floor windows have a flat brick arch. In the pantry there is a six-light wooden-sash window projecting into the room, with protective iron bars. The sunroom has horizontal modern glass windowss, with jalousies around two sides, and a fixed sash between two of the jalousies.

Second-floor windows have wooden, four-over-four-light sashes. They have wooden surrounds, wooden sills, brick hood molding and wooden adjustable-louvre shutters painted dark green. The window heads and shutter heads are segmentally arched. There is a small oval window with fixed wooden sash and a brick header surround in the front gable end. The surround is lozenge-shaped.

8. Roof:

- a. Shape, covering: The gabled roof over the main section of the house, the hipped roof over the bay, a small flat section near the center of the house, are covered with asphalt shingles. There is a brick parapet and built-in rain gutters, with metal downspouts. The shed roof over the sunroom also is covered with asphalt shingles.

- b. Cornice and eaves: The molded brick raking cornice develops into brick corbeling and consoles across the front gable. The gable is capped with brick. The shed roofs of the porch and the sunroom at the rear have boxed cornices.

C. Description of the Interior:

1. Floor plans:

- a. First floor: The door in the laterally recessed entrance facade on the southeast elevation of the house opens from the very end of the porch into the stair hall, where a door on the left opens into the sitting room, and a door on the northwest leads into the dining room. A door under the stairway on the northwest leads into the kitchen, and a door at the end of the hall leads into the sunroom at the very back. On the southeast wall is a door to the bedroom. The sitting room has two floor-length windows on the southwest and one each on the southeast and the northwest. The projecting fireplace on the northeast wall has a metal mantelpiece and a concrete hearth. The very shallow firebox holds a gas space heater.

The dining room has a door leading to the front porch on the southwest wall (recessed front wall), and two windows on the northwest (side) wall. The projecting fireplace on the northeast (end, or kitchen wall), has a metal surround, with wood mantelshelf and concrete hearth, and a low firebox with gas logs. A door to the right of the fireplace leads into the kitchen. On the kitchen's dining-room wall there is a fireplace that has been closed up. It is very tall and large, and projects into the kitchen space where the rim of the mantelshelf is used to display glassware. A window is set in the kitchen wall above the sink and its working and storage counter, and flanked by kitchen cabinets on the northwest wall. There is a small pantry behind the kitchen on the northeast. A door on the northeast leads into the sunroom. The sunroom has glass window jalousies around two sides with a door on the northwest leading to a bathroom. The exterior door is on the northwest wall of the sunroom and a door to the bedroom is on the southwest wall. The bedroom has the large bay on the southeast with a window in each of the three-outside walls. Together with its inner walls the bay forms a six-sided room having a door in the northwest that leads into the stair hall.

- b. Second floor: The second floor is similar to the first. At the front, over the sitting room, there is a bedroom with a fireplace which has a wooden mantelpiece, concrete hearth,

and a gas heater in the deep firebox. There is a closet flush with the fireplace on the left. There are two windows on the southwest wall of the bedroom, and one each on the southeast and northwest.

At the head of the rear-hall stairs, on the right, there is a bedroom with a bay on the southeast, with a window in each wall of the bay. There is also a window in the northeast wall and on the southwest.

The bedrooms on the northwest side of the house are one behind the other, with a bath at the end on the northeast. The bedroom off the stair hall has two windows on the northwest wall and a fireplace on the northeast wall. The fireplace with wooden mantelpiece is closed up, and there is a closet built flush with it on the left.

A door on the northeast leads to a rear bedroom which has a similar fireplace, also closed up. There is a window on the northwest and southeast walls. A door on the northeast leads to the bathroom. The bathroom, extending across the narrow end of the house, has a window on each the northwest and southeast walls. It has a china pedestal laboratory, a footed, porcelained cast-iron bathtub, and modern water closet.

2. Stairway: The wooden dog-leg stairway has a bracketed, open string. The walnut bannister has an easement of the handrail at the newel on the first floor, from where it extends up, curving at the landing, and continuing to the second floor, curving and extending to the wall. The simple handrail has a natural walnut finish, while the balusters, which are two per tread, have been painted white. There is an ornate brass light fixture mounted on the newel post, and an enclosed closet space beneath the stairs.
3. Flooring: Flooring is wood, some covered with linoleum and rugs. There is ceramic tile in the first-floor bath.
4. Walls and ceiling finish: Walls in the house are plaster, painted, with a vertical beaded wood wainscot and chairrail in the stair hall, on the stairway, and in the dining room. Wooden ceilings are tongue-and-groove, with a small cove molding, and picture molding below a wide, plain, painted frieze. The walls in the sunroom are modern wood paneling and brick, and the ceiling is of acoustical tile. The first-floor bathroom has a ceramic tile wainscot. Pantry walls are painted brick.
5. Doorways and doors: Heavy wood wood surrounds accompany large mortise-and-tenon doors with tall wood panels. Most doors have a deep two-light movable transom.

6. Mechanical equipment and hardware:

- a. Heating: For warmth there is a natural-gas space heater.
- b. Lighting: In the newel post of the rear-hall stairs there is mounted a brass foliate lighting fixture representing a human figure standing on an eagle and holding up geranium-like leaved branches which terminate in cupped and flower-like glass shades. In the dining room there is a large, opalescent shaded electrical hanging lamp of a Tiffany type over the table. In the sitting room there is a typical 1920s hanging light fixture composed of four brass chains from which depends an embossed brass saucer fitted with a large white molded-glass bowl shade. Surrounding the bowl are four small lights also depending from the brass saucer, and their fittings indicate that they were at one time to have been enclosed with smaller shades, also of molded white glass. These shades are now missing. In the sunroom there is a hanging brass, hexagonal fixture with sloping panels of green glass fringed with green-glass beads.

D. Site:

1. General setting and orientation: Facing southwest, the house sits on the northeast side of the street at the intersection of East Third and East St. Charles Streets, amid modest residential structures. The site itself is nearly surrounded by a drawn- and wrought-iron fence on a rounded plastered brick sill with a flat-capped, pilaster-like post at the corners. The fence extends across the front and part way on each side, where it intersects a low brick wall. The brick walls with sloping cap extend around the remainder of each side and across the rear of the alley. In the brick wall on the northwest side, near the rear, the wall steps up and there is a bricked-in portal to the adjoining property. Within the walls the site offers a large, well-landscaped yard to the southeast side, and to the rear, with several large, deciduous and non-deciduous trees. In the narrow space between the southwest site wall and the house wall there grows a very tall palm tree, higher than the house.
2. Outbuildings:
 - a. Washhouse: On the north corner of the site there is a brick building with two large arched openings on the southwest side. The interior is one room with brick floor and walls. The flat roof, covered with built-up asphalt roofing, has a brick parapet on three sides. Once a privy for the original construction, it has been altered into a washhouse.

- b. Garage: There is a brick garage on the east corner of the site with living quarters above on the second floor. There is a hipped roof, covered with asphalt shingles, and an exterior wooden stairway. Windows have one-over-one light, double-hung wooden sashes. The quarters were inaccessible for documentation.
- c. Playhouse: There is a small, wooden playhouse in the south-east yard. It has wood siding, painted white, and a gabled roof covered with asphalt roofing. There is a porch across the front with canted roof supported by a column at each end. There is a door in the center with a window on each side at the porch and two windows on the rear. There is a concrete-piece foundation at each corner. It is in good condition and is used for storage.

Prepared by: John P. White
Texas Technological
University
Project Supervisor
1977

PART III. PROJECT INFORMATION

At the suggestion of a national preservation consultant, Ellen Beasley, this project was undertaken by the Historic American Buildings Survey (HABS) and the Office of Archaeology and Historic Preservation, in cooperation with the Brownsville Historical Association and the Brownsville City Planning Department. Under the direction of John Poppeliers, Chief of HABS, the project was completed during the summer of 1977 at the Historic American Buildings Survey field office, Brownsville, Texas, by John P. White (Associate Professor, Texas Technological University) Project Supervisor; Betty Bird (University of Virginia) Project Historian; and Student Assistant Architects Scott Deneroff (University of Maryland), Susan Dornbusch (University of Virginia), Matthew Lowry (University of Pennsylvania), Eduardo Luaces (University of Florida), and Alan Willig (the City College of the City University of New York). Special assistance and support were provided to the HABS team by Mrs. Mary Simmons, Mrs. Sally Fleming, Miss Theresa Champion, and Mr. Calvin Walker of the Brownsville Historical Association; and by Mr. Mario Moreno, Mr. Richard Waldman, Mrs. Graciela Salinas, and Mr. Larry Brown of the Brownsville City Planning Department. Archival photographs of the project were made in February 1979 by Bill Engdahl, of Hedrich-Blessing, Chicago, Illinois. Editing and final preparation of the documentation was carried out in the HABS Washington office by Lucy Pope Wheeler of the HABS professional staff.